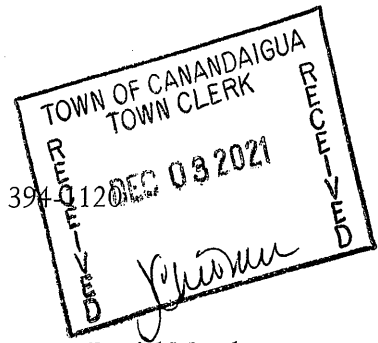


Town of Canandaigua

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Established 1789

ZONING LAW DETERMINATION



PROPERTY OWNER: Sidney Wilkin, Deborah Springett, Mary Clair Beaver, Daniel Murphy,
Paul Murphy & Brian Murphy

PROPERTY ADDRESS: Parrish Street Extension

TAX MAP NUMBER: 97.02-1-52.100 & 97.00-2-2.100

ZONING DISTRICT: SCR-1/R1-20

DETERMINATION REFERENCE:

- Area Variance Application, dated 11/19/2021 (with all signatures), received 11/12/2021.
- "Wilkin Subdivision Survey of Lands of Sidney Wilkin," dated 11/10/2021, prepared by Douglas W. Magde, L.S., Marathon Engineering, received on 11/10/2021.

PROJECT DESCRIPTION:

- The Applicant, Jeff Morrell, requested, in the lot-line adjustment, to combine a 40.4-acre parcel on the north side of Parrish Street Extension with a 54.4-acre parcel to create the land for the recently approved 94.8 acre Pierce Brook preliminary subdivision.

DETERMINATION:

- The newly created lot will temporarily, until the final subdivision is recorded, have frontage on three streets. Per Town Code Section 174-17 (H), double (or triple) frontage lots are prohibited. The applicant will need to seek relief from the code requirements via an area variance.
- Section 174-17(H) reads as followings; *Double frontage lots are prohibited, except where employed to prevent vehicular access to major traffic streets or where otherwise required by unusual topographic conditions.*
- Staff would like to inform the Zoning Board of Appeals that at its 11/17/2021 meeting, the Town of Canandaigua Ordinance Committee made a motion recommending amendment to the **above** section of Town Code as follows: *Double frontage lots are prohibited, except for residential parcels where employed to prevent vehicular access to major traffic streets or where otherwise required by unusual topographic conditions.* The Ordinance Committee does not feel this regulation should be applicable to residential lots and a resolution will go on the 12/20/21 Town Board agenda to set a public hearing for the 1/31/22 Town Board meeting.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant is requesting relief from Town Code Section 174-17(H) for a variance to create a lot with multiple road frontage.

REFERRAL TO PLANNING BOARD FOR:

- This application is not required to be reviewed by the Town of Canandaigua Planning Board.

CODE SECTIONS: Chapter §1-17; §220-9 §174

DATE: 12/3/21

BY: Shawna Bonshak

Shawna Bonshak, Town Planner – Zoning Officer

CPN- 2021-090

NYS Town Law, Section 267-a(5)(b), an appeal may be made to the ZBA within 60 days of the date of this determination.

c: Binder, Property Owner, Town Clerk

MAPROJECTS\CPN-2021-090 Parrish Street Ext Wilkin\Parrish Street Ext- Wilkin- 2021-12-03-ZLD.Docx